

**16-10-101 Recreation Dwellings.**

1. Notwithstanding any provision in this Code to the contrary, the following additional provisions shall apply to recreation dwellings located in MU-160 and F-1 zones:
  - a. Width and frontage regulations may be waived provided the dwelling and any accessory building(s) are accessible by a legal right-of-way held by the property owner(s);
  - b. The dwelling and all accessory building(s) shall be set back no less than 200 feet from all property boundary lines;
  - c. For legal conforming lots existing on or before March 1, 2001, the minimum acreage for a recreation dwelling shall be 160 acres or a one-quarter (1/4) section. For legal conforming lots created after March 1, 2001, the minimum acreage for a recreation dwelling in the F-1 zone shall be 320 acres or a one-half (1/2) section; and
  - d. Prior to receipt of a building permit, the property owner(s) must execute and record, as an addendum to their property deed, and show proof thereof to the building inspector, an Owner's Acknowledgment of Responsibility and Indemnification, in substantially the following form:

## OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY AND INDEMNIFICATION

State of Utah )  
 ) ss.  
Morgan County )

We (I), the undersigned owners of the property located at [describe property boundaries] acknowledge and agree to maintain and repair the private right-of-way, driveway or road accessing the property described herein and any dwelling or accessory buildings located thereon, and to remove snow and otherwise maintain reasonable access to our (my) dwelling and accessory building(s). We (I) agree that failure to maintain the road under all conditions may relieve Morgan County of emergency service obligations. We (I) agree to indemnify and hold Morgan County harmless from any claim, damage, or liability that may arise against the county or its employees, agents, or representatives related to our (my) failure to maintain the road under all conditions. We further acknowledge that failure of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommend denial of this conditional use because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

Subscribed and sworn to before me this            day of            , 20

Signature(s)